MADISON GREEN MASTER ASSOCIATION
2003 Crestwood Blvd Royal Palm Beach, Fl 33411

Board Meeting
May 27th, 2026 at 6:30 PM
Madison Green Clubhouse

Officers and Directors
Charles Larsen, President- Present
Gary Garramone, Secretary- Present
Mike Axelberd, Vice President- Present
Joanne Diasio, Director- Present
Rohan Gardner, Treasurer- Present

Management
Kristin Loomis, Property Manager
Ryan Nunes, Assistant Manager

1. **Establish Quorum**
2. **Affirmation of Proper Notification** – Mr. Larsen stated the meeting was properly noticed and in accordance with the By-Laws and a quorum was present.
3. **Call to Order** – Mr. Larsen, President, called the meeting to order at 6:30 PM.
4. **Pledge of Allegiance**
5. **Approval of Minutes**
    - **Board Meeting April 22, 2026** – Mrs. Diasio made a motion to approve the Board minutes from the April 22, 2026 board meeting. The motion was seconded by Mr. Garramone and was approved by those who attended the April meeting.

6. **Treasurer's Reports**
   April Treasurer's Report: Mr. Larsen stated the April treasurer's report is available.
7. **Property Manager Report** – Mr. Larsen stated the Property Manager's Report was available as a handout.
8. **ARC Report-Assistant Manager** – Mr. Larsen stated the ARC Report was available as a handout.
9. **Government Liaison Report** – Mayor Hmara informed the residents about important information and events regarding he Village of Royal Palm Beach.

10. **Committee and Board Liaison Reports**

- **Golf Course Report** – Mr. Garramone discussed updates regarding the golf course and Mar Bar.

- **Lakes Report** – Mr. Axelberd discussed lake maintenance.

- **Landscaping Report (Grounds & Seasonal Flowers)** – Mrs. Diasio stated that pots at the front entrance were recently redone and that are in the process of getting new pots for the pool area.

- **Activities Report** – Mrs. Loomis stated that the next planned events are, the last day of school pool party on May 29th from 5 PM – 7 PM the kids Halloween Party on October 31, from 10 AM – 12 PM and the Journey tribute band on November 20th at 7 PM. She also mentioned that we will charge for tickets to the event to help offset the cost.

- **Collections/Legal Report** – Mrs. Loomis stated that 64 accounts were more than 90 days past due. She reported that they were successfully reduced that number to six accounts that failed to pay their outstanding balances and were subsequently referred to the attorney for collections. The addresses are as follows: 1401 Briar Oak Dr, 1453 Briar Oak Dr Ct, 1531 Running Oak Ln, 2128 Bellcrest Ct, 2140 Bellcrest Ct, 2430 Westmont Dr.

11. **Old Business – None**

12. **New Business –**

- **Ratify Golf Cart Repair** – Mrs. Loomis stated an emergency vote was made to approve the necessary repairs on the golf cart and needs to be ratified. The total cost for repairs, parts, labor, and routine maintenance is $2,300.25. Mr. Garramone made a motion to ratify the vote for the golf cart for $2300.25. Motion seconded by Mrs. Diasio and unanimously approved.

- **Ratify Irrigation Contract** – Mrs. Loomis stated an emergency vote was made to change our irrigation vendor to Image Sprinkler Systems and needs to ratified. She informed that Image has worked for the association in the past, is familiar with the property, and has agreed to maintain the current cost of $1,200 per month for wet checks. $65.00 per hour plus materials for repairs. She also stated the previous company did not perform as expected, and despite being given multiple opportunities to correct ongoing issues, and the problems were never resolved. Mr. Axelberd made a motion to ratify the emergency vote to change our irrigation vendor from Fresh Start Maintenance to Image Sprinkler Systems. Motion Seconded by Mr. Garramone and unanimously approved.

- **Facility Use** – The Board discussed the topic of use of the lanai for private resident events and looked over a proposed facility use agreement. The Board stated that they spoke with the insurance provider and sought legal counsel regarding this matter and both advised against renting the room for private events. The Board weighed the advantages and disadvantages of opening the lanai for this kind of usage. After thorough discussion, the motion was as follows; Mr. Axelberd made a motion to maintain the use of the lanai as it is today. Motion seconded by Mrs. Diasio. In favor; Mr. Larsen, Mrs. Diasio, and Mr. Axelberd. Not in favor; Mr. Garramone & Mr. Gardner. Motion Carried 3-2.

- **Open Forum** – The residents were given the opportunity to speak in the meeting.

Adjournment – Mr. Garramone made a motion to adjourn the meeting at 7:37 PM. Mrs. Diasio seconded the motion, and it was unanimously approved.

Recorded By:

Charlie Larsen
President

Affirmed:

Michael Axelberd
Vice President